## Document No. 3623 Voted at Meeting of 5/11/78

# BOARD OF APPEAL REFERRALS

May 11, 1978

1.	Z-4145	Morris Steigman, Trustee 272-274 Cambridge Street, Boston
2.	Z-4147	Alphonse P. Wadluga 6 Trescott Street, Dorchester
3.	Z-4148	Oriental Realty Trust 1613-1615 Blue Hill Avenue, Mattapan
4.	Z-4149	James P. Cairns 203-205 Blue Hill Avenue, Roxbury
5.	Z-4152	Edsons Realty Trust Edward E. Kaplan 621-623 Saratoga Street, East Boston

MEMORANDUM May 11, 1978

TO:

BOSTON REDEVELOPMENT AUTHORITY

FROM:

Robert F. Walsh, Director

SUBJECT:

BOARD OF APPEAL REFERRALS

Hearing: 5/23/78

Z - 4145

Morris Steigman, Trustee

272-274 Cambridge Street, Boston

at Anderson Street

Five-story structure

District(s): apartment

residential

general business
local business L-2-65

industrial

waterfront

Required

single family\_\_\_\_

manufacturing\_

Proposed

Purpose:

to change occupancy from eight apartments and store to six apartments

and two restaurants.

#### Violation(s): Section

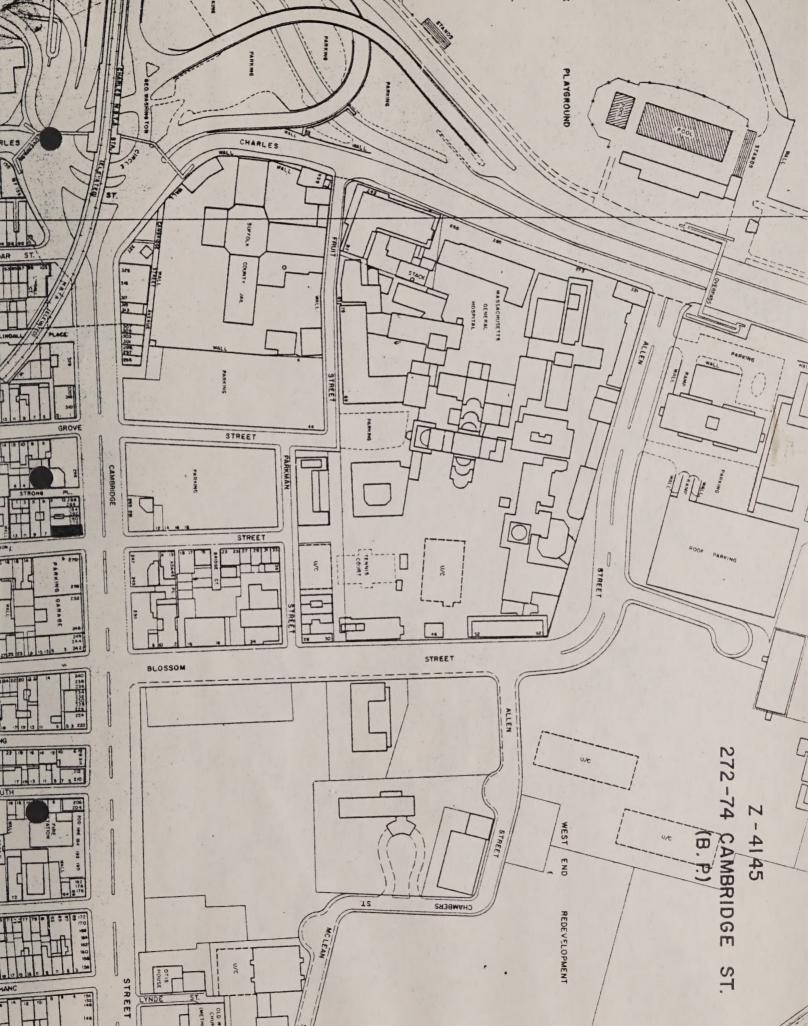
8-7. A restaurant is conditional in an L-2-65

district.

8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out is conditional in an L-2-65 district.

Essentially proposal would expand restaurant operation to second floor. Community is concerned with conversion of residential units to commercial use. No objection to street-level pizza restaurant which has existed for many years. Recommend denial of restaurant expansion.

VOTED: In reference to Petition No. Z-4145, brought by Morris Steigman, Trustee, 272-274 Cambridge Street, Boston, for two conditional uses for a change of occupancy from eight apartments and store to six apartments and two restaurants in a local business (L-2-65) district, the Boston Redevelopment Authority recommends denial of restaurant expansion. Community is concerned with conversion of residential units to commercial uses. No objection to existing street-level pizza restaurant.



Hearing: 5/23/78

7-4147

Alphonse P. Wadluga

6 Trescott Street. Dorchester near Pleasant Street

Three-story frame structure

District(s): apartment

general business residential R-.8

local business

industrial waterfront manufacturing

Purpose:

to change occupancy from three-family dwelling to

lodging house (12 lodgers).

single family

Violation(s):

Required Proposed Section

8-7. A lodging house is conditional in an R-.8 district.

14-2. Lot area is insufficient.

12,500 sf 3,145 sf

Transient use would be inimical to predominantly owner-occupied residential properties on the street and seriously impact the surrounding neighborhood. No provisions for off-street parking. Abutters and neighborhood totally opposed. Recommend denial.

VOTED:

In reference to Petition No. Z-4147, brought by Alphonse P. Wadluga, 6 Trescott Street, Dorchester, for a conditional use and a variance for a change of occupancy from a three-family dwelling to a lodging house in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Transient use would be inimical to predominantly owner-occupied residential properties on the street and seriously impact the surrounding neighborhood. No provisions for off-street parking. Abutters and neighborhood totally opposed.



Hearing: 5/23/78

Z - 4148Oriental Realty Trust 1613-1615 Blue Hill Avenue, Mattapan near Fairway Street

6,967 square feet of land

District(s): apartment

residential

general business B-1 local business\_\_\_\_\_

industrial

waterfront manufacturing

single family

Purpose: to erect one-story retail stores structure.

Violation(s):

Section

Required

Proposed

20-1. Rear yard is insufficient.

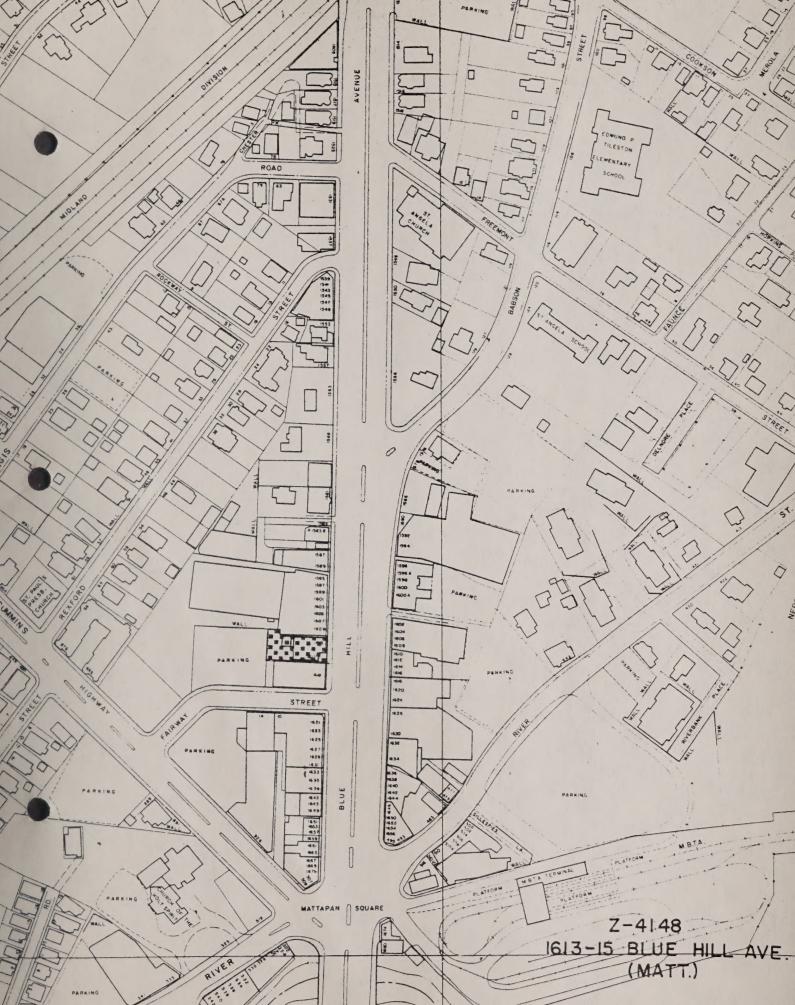
10 ft.

0

23-4. Off-street parking not provided on site.

Structure will house extension of existing retail store, owned by appellant, and a bakery. Site has been vacant for past few years. Parking violation is mitigated by close proximity of public parking facility and on adjoining premises owned by appellant. Recommend approval with proviso.

> VOTED: In reference to Petition No. Z-4148, brought by Oriental Realty Trust, 1613-1615 Blue Hill Avenue, Mattapan, for two variances to erect a one-story retail stores structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided plans (exterior and signage) are submitted to the Authority for design review.



Hearing: 5/23/78

Z - 4149

James P. Cairns

203-205 Blue Hill Avenue, Roxbury

at Southwood Street

One-story structure

District(s): apartment

residential

single family

general business local business L-1 industrial

waterfront

manufacturing

Purpose: to change occupancy from store to tavern-restaurant.

Violation(s):

Section

8-7. Off-street parking not provided.

Required Proposed

Lack of off-street parking will create excessive curb demands in an area already overburdened. Community is opposed to proposal. Recommend denial.

VOTED: In reference to Petition No. Z-4149, brought by James P. Cairns, 203-205 Blue Hill Avenue, Roxbury, for a variance for a change of occupancy from store to tavern-restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Lack of off-street parking will create excessive curb demands in an area already overburdened. Community is opposed to proposal.



Hearing: 5/16/78

Z-4152

Edsons Realty Trust Edward E. Kaplan

621-623 Saratoga Street, East Boston near McClellan Highway

One-story masonry structure

District(s): apartment

apartment\_ residential general business L-.5

industrial\_\_\_\_waterfront

manufacturing

Purpose:

to change occupancy from storage of vehicles to

auto body repair shop and mechanical repair; to

erect spray booth.

single family

Violation(s):
 Section

Required

quired Proposed

8-7. Repair shop garage and auto body shop are conditional in an L-.5 district.

Site is inappropriate, surrounded by residential properties. Partially zoned local business, the block is predominantly residential and repair facility would tend to further deteriorate this character. Residents and Little City Hall are opposed. Recommend denial.

VOTED: In reference to Petition No. Z-4152, brought by Edsons Realty Trust, 621-623 Saratoga Street, East Boston, for a conditional use for a change of occupancy from storage of vehicles to auto body repair shop garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate, surrounded by residential properties. Partially zoned local business, the block is predominantly residential and repair facility would tend to further deteriorate this character. Residents and Little City Hall are opposed.

